



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	City of Glendora
C2	Address:	116 East Foothill Boulevard
C3	Contact Name:	Sean McPherson
C4	Title:	Assistant Planner
C5	Phone Number:	(626) 852-4818
C6	Phone Extention:	
C7	Email:	smcpherson@cityofglendora.org
1a	Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance?	Regional Agency Alliance Ordinance ▼
1b	Date of adoption OR anticipated adoption:	6/9/2015
2a	Reporting period:	
2b	December 1, 2015 through December 28, 2015 (all agencies)	<input checked="" type="radio"/>
2c	February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies)	<input type="radio"/>
3a	Are you using:	a locally modified Water Efficient Landscape Ordinance (WELO) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELO?	Yes ▼
3d	URL for your WELO	http://qcode.us/codes/glendora/revisions/1997.pdf
3e	List major changes from the State's MWELO	In addition to requirements set forth by the State's MWELO, the City of Glendora additionally requires that existing turf/lawn/grass area be replaced at a ratio of 2:1 for every residential addition. For example, if a residential project proposes 1,000 square feet of new floor area, 2,000 square feet of turf/lawn/grass area is required to be removed.
3f	If specific types of projects are exempt (other than those already specified in MWELO), state what they are and the sections of the ordinance that they are exempt from.	The construction of detached open structures (gazebos, open patios which are not enclosed) are exempt from Ordinance 1997, Section 3(a)(2).
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	Yes ▼



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3h	If yes, describe:	Ordinance 1997, Section 3(a)(4) and (5) states: "(4) All new residential construction, new roof installations, patio covers and additions, or when the building permit valuation for remodeling meets or exceeds \$25,000 as established by the most recently adopted Master Schedule of Fees for Service, a minimum of two 50 gallon rain barrels shall be installed to capture roof rainwater runoff. The rain barrel capacity must be sufficient to capture the first 3/4 inch of rain from the roof of the structure, or another means of retaining the water onsite ust be approved by the Building Official. A roof drainage system, such as roof gutters, roof drains or scuppers directing the runoff to the rain barrels is required. The method for capturingthe roof runoff is to be approved by the Building Official or his/her designee." Further, Ordinance 1997, Section 3(a)(5) states: "(5) All property owners of existing single-family and 2-4 unit residential structures shall install a minimum of two 50 gallon rain barrels to capture roof rainwater runoff. The rain barrel capacity must be sufficient to capture the first 3/4 inch of rain from the roof of the structure, or another means of retaning the water onsite must be approved by the Building Official by June 2017. A roof drainage system, such as roof gutters, roof drains or scuppers directing the runoff to the rain barrels will be required. The method for capturing the runoff is to be approved by the Building Official or his/her designee."
4	If other agencies are implementing the ordinance, explain their role:	N/A
5	Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finaled during the reporting period, etc.):	0
6a	Total landscape area subject to the ordinance over the reporting period:	-
6b	Unit of Measure (sq. ft. or acres)	▼
7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	
7b	new housing starts	-
7c	new commercial projects	-
7d	landscape retrofits	-



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8	Describe the procedure for review of projects subject to the ordinance:	All projects which are subject to the ordinance are required to be submitted through a plan check process. Following is a step-by-step summary of the review procedure for projects subject to the ordinance. 1) Applicant submits plans for plan check through the Building Division; 2) If the project triggers MWELO, the Planning Department requires that the applicant submit two sets of landscape and irrigation plans. These plans are subsequently routed to the Planning Department and Water Conservation Division of the Public Works Department; 3) Water Conservation and the Planning Department review the plans for compliance with back flow requirements and drought tolerant requirements; 4) Following approval of the landscape and irrigation plans, Planning deems the plans approved and releases the plan check to the Building Division; 5) Once the plan check is approved by the Building Division, a permit is issued and the project is inspected accordingly; 6) Following initial inspection by the Building Inspectors, a post installation field inspection is done by a certified auditor; 7) Upon certified inspection approval, the applicant submits the MWELO documentation package to the local water purveyor; 8) Planning Department maintains files for reporting/provides yearly reports to DWR.
9a	Describe actions taken to verify compliance:	Multiple actions are taken to verify a project's compliance with MWELO. 1) Plans are submitted through plan check for compliance with all regulations; 2) inspections by Building Inspectors during inspection process prior to final occupancy; 3) post-installation inspection by a certified water auditor.
9b	Is a plan check performed?	Yes ▼
9c	If so, by what entity?	City of Glendora Planning Department and Public Works Department
10	Describe implementation and enforcement measures:	Implementation of the ordinance is managed through the plan check process. Enforcement of the ordinance is managed through the inspection process.



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11	Explain challenges to implementing and enforcing the ordinance:	Challenges to implementing and enforcing the ordinance primarily involve a lack of direction from the Department of Water Resources with regard to interpreting the ordinance. For example, the ordinance does not specify that only projects which received final approval during the reporting period shall be reported on, however the reporting form clearly limits those projects which are to be reported as only those projects which received final approval. Further, the timeline required by the Department of Water Resources was challenging for our city staff to properly and fully understand the implementation of the ordinance. In addition, communication with other jurisdictions throughout the state is complicated as they may have different interpretations of the ordinance. This, in particular, has made communication with other jurisdictions difficult, which has in turn complicated efforts to form joint regional ordinances. Lastly, as Glendora's local ordinance requires that applicant's must replace existing turf/lawn/grass area at a ratio of 2:1 when compared with new gross floor area for residential projects, our implementation of the ordinance is challenging in that applicants who were not planning to rehabilitate landscaped areas may now be required to rehabilitate landscaped areas subject to MWELo. This adds a significant and unexpected cost to property owners.
12	Describe educational and other needs to properly apply the ordinance:	Additional direction provided by the Department of Water Resources on what is expected of regional ordinances would be greatly appreciated by those jurisdictions who intend to participate in the MWELo update. Glendora Planning Department staff has thoroughly reviewed and revised our Water Efficient Landscape Application packet to reflect new MWELo standards. Included with this update is a short preferred plant list. This was included with the application packet as a means to educate applicants and to advertise desired plant selection.
13	Additional Comments:	N/A

Please submit reports, including a copy of your local water efficient landscape ordinance, via email to WELO@water.ca.gov by December 31, 2015. Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at (916) 651-9676.